

5 March 2019

Matthew Stewart
General Manager
Canterbury Bankstown Council
Campsie Customer Service Centre
137 Beamish Street
CAMPSIE NSW 2194

Concept Development Application
677, 687 Canterbury Road and 48 Drummond Street, Belmore

Dear General Manager

Pacific Planning Pty Ltd makes the concept plan development application accompanying this letter for land known as 677 & 687 Canterbury Road Belmore, and 48 Drummond Street.

The site is legally known as 677, 687 Canterbury Road and 48 Drummond Street, Belmore and includes the following five lots:

- Lot 91 DP 3862
- Lot A DP 952115
- Lot B DP 952115
- Lot 1 DP 533919
- Lot 2 DP 533919

The consolidated 7,070sqm site with 3 street frontages onto Canterbury road, Drummond Street & Anderson street is presently developed with a moribund industrial building constructed around 70 years ago which is stranded amongst emerging residential flat developments nearby on Canterbury Road, and bounded to the rear on the northern boundary by residential detached housing. It is well located and close to public transport. The land is currently zoned part 6B enterprise corridor and part R3 medium density

The proposal constitutes a concept DA in accordance with the provisions of section 4.21 and 4.22 of Part 4, Division 2A – Special Procedures concerning staged DAs of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Following determination of this concept DA, further detailed design work will be undertaken and subsequent detailed staged applications submitted for development.

Site Compatibility Certificate

On 15 July 2014, the Secretary of the Department of Planning and Environment issued a “*site compatibility certificate*” (**Certificate**) by which she certified under section 37 of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (the ‘**SEPP**’) that the form of affordable housing development described in the Schedule to the ‘Certificate’:

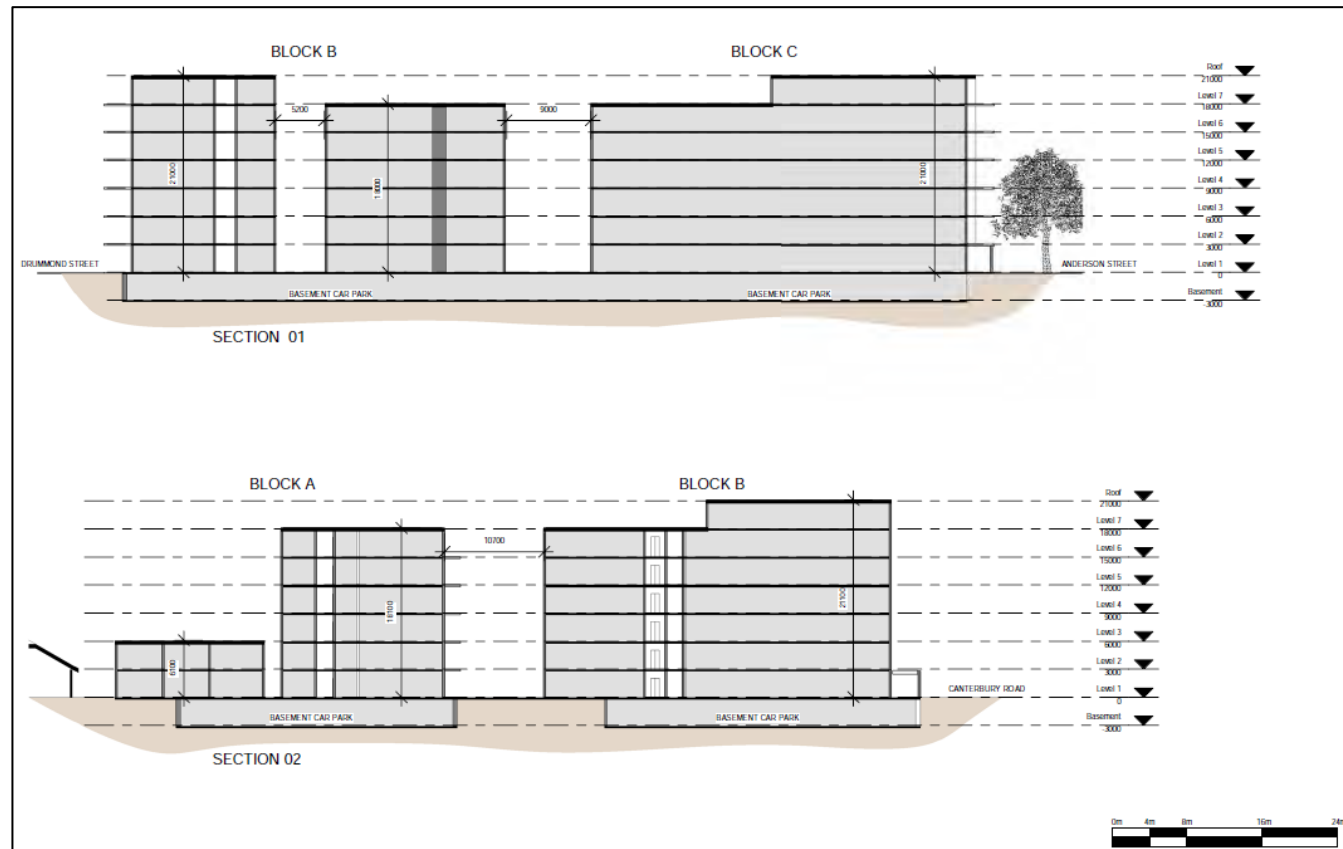
- (a) is compatible with surrounding land uses,
- (b) is not likely to have an adverse effect on the environment, and
- (c) does not cause any unacceptable environmental risks to the land.

The form of development so certified is described in the Schedule in general terms as follows:

"The demolition of all existing buildings on the site and the construction of a mixed use development comprising three (3) buildings, with ground floor commercial space along Canterbury Road and residential development pursuant to the provisions of the State Environmental Policy (Affordable Rental Housing) 2009."

The Application which described those 3 buildings at the time the certificate was issued is nominated in the certificate to be that made by Stimson Consultant Services on behalf of Evolve Housing – a nominated not-for-profit-provider of social housing which satisfies the SEPP requirement.

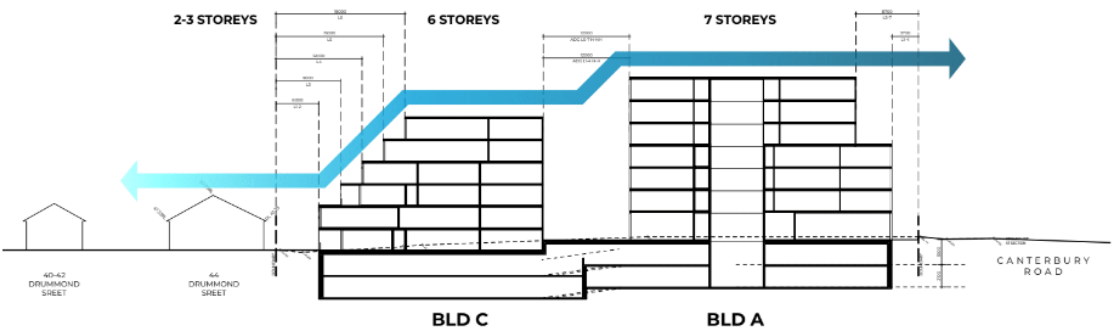
The following elevations are extracted from the plans considered by the Secretary when the site suitability certificate issued.



As provided for by clause 34(7) of the SEPP, the development has been certified to be 'compatible with surrounding land uses' if it meets the following 4 requirements:

- (1) It must be configured to ensure a transition in height between Canterbury Road and the detached dwelling houses in the low density residential zone to the north.
- (2) The final dwelling number and unit mix must be to the satisfaction of the consent authority which determines a DA for that development.
- (3) The building design and height of the development (and specifically its impact on solar access, overshadowing, and amenity of the surrounding residential development) must satisfy assessment by the consent authority when determining a DA for the development.
- (4) The specific uses of the ground level commercial tenancies within the development are to be to the satisfaction of the consent authority when determining the DA.

The careful design of the concept has been targeted to meet each of those 4 requirements, as follows:

Condition	Response
1	<p>The concept has been amended to improve the transition to neighbouring development to the north, as follows:</p> <ul style="list-style-type: none"> Reduced height from 7 storeys to 6 storeys for the building on the corner of Canterbury Road and Anderson Street; Increase setback from 2 metres to 6 metres at the ground level at the interface of development with lower density development on Drummond Street; 2 storey terraces interfacing with lower density development on Drummond Street then setbacks increasing by 3 metres to 6 storeys, which is set back 18 metres, in accordance with a 45° height plane; and 9 metre setback to lower density residential on Anderson Street, increasing by 3 metres from level 4 to 6 (18 metres setback) in accordance with the 45° height plane. <p>The height transition across the site has therefore been carefully planned and adjusted to ensure a smooth transition to the lower density in the R3 Medium Density zone to the north.</p> 
2	<p>The number of dwellings has reduced from 222 to 184 as a consequence of the revisions to the concept, including height transition and dwelling mix. Unfortunately, this has resulted in a reduction in the number of affordable housing unit being provided (50%), which is now 92. Revisions have facilitated 1% Studios, 30% 1Bed, 60% 2Bed and 10% 3Bed for consideration by the consent authority.</p>
3	<p>The SEE has addressed in detail the building design and height, and its impact on solar access and overshadowing and the amenity of surrounding residential development, as far as is practical for a concept application that does not seek consent for development.</p>

	<p>The concept has however been assessed against SEPP 65 and the ADG and performs well on solar access and cross ventilation. Canterbury Road is to the south and with the reduction in height has minimal overshadowing impacts.</p> <p>The site is surrounded on either side by B2 Local Centre zoned land which is transitioning in to a mixed use area. The development concept is consistent with the evolving surrounding built form, as recognised by the site compatibility certificate.</p>
4	<p>The Concept Application does not seek consent for development or the specific uses of the ground floor tenancies along Canterbury Road. The Concept application facilitates six (6) commercial units along Canterbury Road, which will be subject to future development applications.</p>

The principal effect of certification under clause 37 of the SEPP, is that as the development complies with the requirements of the certificate, it is to be assessed as “development that needs consent” to which section 4.2 of the EP&A Act applies, even though the outdated B6 zoning of the site identifies residential development as “development which is prohibited” (within the meaning of section 4.3 of the EP&A Act).

Furthermore, if the consent authority is satisfied that the requirements identified in the site suitability certificate have been met, the assessment of the development application under Section 4.15 of the EP&A must assume the Director General’s satisfaction as to the compatibility of the project with surrounding land uses, the availability of services and infrastructure, and take into account the Director General’s certificate of satisfaction that the environmental impact of the development will not be adverse (see clause 37(6) of the SEPP). That satisfaction ought to govern the assessment of the development application under Section 4.15 of the EP&A Act.

The concept plan is consistent with the certified proposal and offers the benefit of increasing the stock of affordable rental housing for which there is notorious demand in central Sydney. In that way, the proposal is closely aligned with the objectives of the SEPP.

The Concept DA will facilitate 184 dwellings, of which 50% (92 dwellings) will be designated affordable housing units, managed by Evolve Housing, a registered and accredited housing provider, for a period of 10 years in accordance with the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (the Affordable Rental Housing SEPP).

This Concept DA is ‘regionally significant development’ under clause 20 of State Environmental Planning Policy (State and Regional Development) 2011 as the development is a type classified as private infrastructure and community facilities (affordable housing) with the value of works being greater than \$5 million. Therefore, the Sydney South Planning Panel is the consent authority in accordance with Section 4.5 of the EP&A Act.

Lodgement Material

This Concept Development Application forms part of a package of supporting documents for consideration by Council under Section 4.15(1) of the EP&A Act. The Concept Development Application is therefore supported by the following:

- Application Form
- Statement of Environmental Effects, prepared by Pacific Planning Pty Ltd
- Site Compatibility Certificate, issued by the Department of Planning and Environment on 15 July 2014
- Site Compatibility Certificate Urban Design Report
- Letter from Evolve Community Housing
- Survey Plan, prepared by JBW Surveyors

- Concept Design Report, prepared by Aleksandar Projects
- Concept Design Plans (for approval) prepared by Aleksandar Projects
- Architects Design Statement, prepared by Aleksandar Projects
- SEPP 65 Design Compliance Statement, prepared by Aleksandar Projects
- Landscape Masterplan, prepared by Geoscapes Landscape Architects
- Stormwater Drainage Report, prepared by Engineering Studio
- Traffic and Parking Impact Assessment, prepared by Lyle Marshall & Partners Pty Ltd
- Stage 1 and 2 Environmental Site Investigation and Remedial Action Plan, prepared by geo-environmental engineering and Sullivan Environmental Sciences Review
- Social Impact Assessment, prepared by PPM Consulting
- QS Report, prepared by QPC&C

The application clearly identifies the subject land, the outcomes sought, and provides an assessment of the impacts against the objects of the EP&A Act.

Thank you for your consideration of the subject Concept Development Application. Pacific Planning would be glad to assist with any inquiries in relation to the application. If you have any questions in relation to this matter, please do not hesitate to contact me on 0437 521 110.

Yours sincerely



James Mathews
Planning Director
Pacific Planning